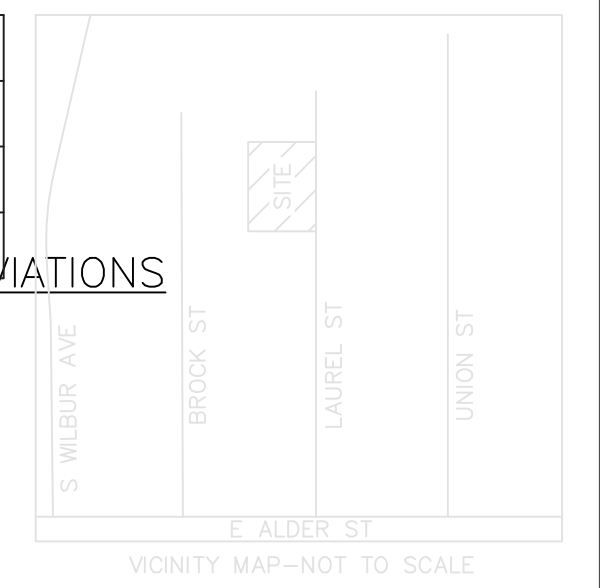
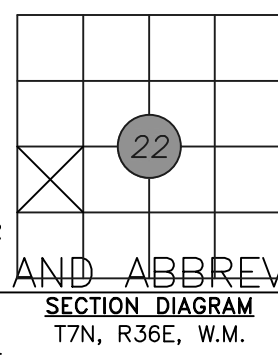
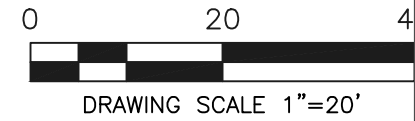


A RECORD OF SURVEY
92 FEET OF LOT 56 OF VALLEY HOMES
(PLAT RECORDED IN VOL. A, AT PAGE 81) BEING LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION
22, TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN.
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" EAST
BETWEEN 3" BRASS CAPS FOUND AT THE INTERSECTIONS OF BOTH ALDER
& LAUREL STREETS AND ALDER & BUSH STREETS. DISTANCES SHOWN ON
THIS SURVEY ARE GRID DISTANCES.



- LEGEND AND ABBREVIATIONS**
- PROPERTY LINE
 - RIGHT OF WAY
 - CENTERLINE
 - ELEVATION
 - FENCE
 - OVERHEAD POWER LINES
 - WATER LINES
 - SANITARY SEWER LINES
 - GAS LINES
 - STORMWATER LINES
 - FIRE HYDRANT (EXISTING)
 - INLET GRATE
 - WATER VALVE MAINLINE (EXTG)
 - WATER VALVE 1.5"
 - WATER METER (EXTG)
 - WATER METER NEW
 - POWER POLE
 - OVERHEAD POWER
 - UG POWER
 - TRANSFORMER
 - MONUMENT FOUND AS NOTED
 - SANITARY SEWER MANHOLE
 - NEW SANITARY MANHOLE
 - STD. CITY DRYWELL
 - STD. PLAN 6-4 & 6-5
 - EAST JORDON 3718 FRAME & COVER
 - TYPE M1 GRATE



1+89.86
CONST. MH

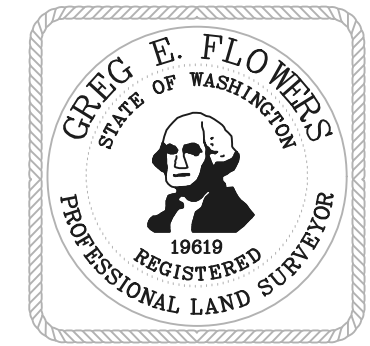
0+78.48
CONST. MH

67.25 LT
2" GV &
MAIN TAP

OTHER COMMUNICATIONS UTILITIES
MAY GO JOINT WITH GAS PER CASCADE
TRENCH GUIDES.

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS ____ DAY OF
____, 2021 AT THE REQUEST OF
GREG E. FLOWERS, LAND SURVEYOR, IN
VOLUME ____ OF SURVEYS AT PAGE ____

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE SURVEY RECORDING
ACT AND AT THE REQUEST OF 519 DESIGN BUILD

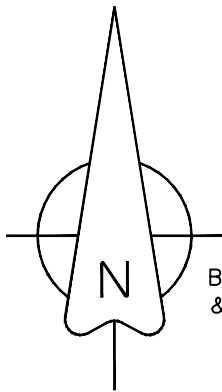


COUNTY AUDITOR

GREG E. FLOWERS, PLS 19619

PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

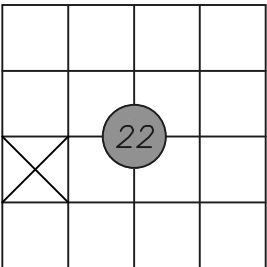
CLIENT: 519 DESIGN BUILD		PROJECT NO.: 67559.000	
SURVEYOR: GREG E. FLOWERS		DATE: 9/21/2021	
CALC BY: GEF	DRAWN BY: JLM	SCALE: 1"=20'	
SECTION: 22	TOWNSHIP: 7 NORTH	RANGE: 36 EAST	
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET 1 OF 2	



A RECORD BOUNDARY SURVEY
OF LOT 75 AND NORTH 92 FEET OF LOT 56 OF VALLEY HOMES
(PLAT RECORDED IN VOL. A, AT PAGE 81) BEING LOCATED IN THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION
22, TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°54'04" EAST
BETWEEN 3" BRASS CAPS FOUND AT THE INTERSECTIONS OF BOTH ALDER
& LAUREL STREETS AND ALDER & BUSH STREETS. DISTANCES SHOWN ON
THIS SURVEY ARE GRID DISTANCES.



SECTION DIAGRAM
T7N, R36E, W.M.



RECORD LEGAL DESCRIPTION

FROM STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO.
2015-11019 ON DECEMBER 23, 2015 IN WALLA WALLA COUNTY,
STATE OF WASHINGTON:

LOT 75 AND THE NORTH 92 FEET OF LOT 56 OF VALLEY HOMES, AS
PER PLAT THEREOF RECORDED IN VOLUME A OF PLATS AT PAGE 81,
ROCORDS OF WALLA WALLA COUNTY.

SITUATED IN THE CITY AND COUNTY OF WALLA WALLA.


NARRATIVE

DURING THE COURSE OF THIS SURVEY THE MAP OF THE VALLEY HOMES, (R1), HAS BEEN USED AS THE BASIS FOR
RECONSTRUCTING THE LOTS THAT COMPRISE THE SUBJECT PROPERTY AND SURROUNDING PROPERTIES. THE DEEDS FOR THESE
PROPERTIES REFER TO LOTS OR PORTIONS OF LOTS FROM THIS MAP AS THEIR LEGAL DESCRIPTIONS. THE MAP ITSELF IS CLEAR,
UNDERSTANDABLE, AND EVERY LOT PRESENT ON IT IS FULLY DIMENSIONED. THE RECORD DIMENSIONS ON IT DO NOT MATCH
CURRENT MEASURED DIMENSIONS. THIS IS MUCH MORE NOTICEABLE IN THE NORTH-SOUTH DIRECTION THAN IN THE EAST-WEST
DIRECTION. TYPICALLY THIS WOULD BE ADDRESSED BY PROPORTIONING THE LOTS ACCORDING TO THE RATIO OF THE MEASURED
DISTANCES TO THE RECORD DISTANCES TO DETERMINE THE FACTOR BY WHICH TO SCALE THE DISTANCES AND THEN APPLYING
THIS TO THE RECORD DISTANCES TO DETERMINE THE DIMENSIONS OF THE LOTS ACCORDING TO THE MEASURED VALUES AND
THEREFOR EQUITABLY DISTRIBUTE THE ERROR. HOWEVER, RECORD DOCUMENTS AND PHYSICAL EVIDENCE INDICATE THAT THIS HAS
NOT BEEN DONE FOR THE VALLEY HOMES ADDITION IN THE BLOCK THE SUBJECT PROPERTY IS LOCATED IN. THE LOTS FOR THIS
BLOCK HAVE BEEN RECONSTRUCTED BY COMING THE RECORD DISTANCES, ACCORDING TO THE ORIGINAL MAP, NORTH FROM THE
CENTERLINE OF ALDER STREET TOWARDS MILL CREEK. THIS MEANS THAT EACH LOT SHOWN HAS ITS RECORD DIMENSIONS IN THE
NORTHERLY DIRECTION UNTIL YOU REACH THE NORTHMOST TIER OF LOTS. THESE LOTS HAVE BEEN "GIVEN" THE DIFFERENCE
BETWEEN THE RECORD DISTANCES AND THE MEASURED DISTANCES. THEY ARE LONGER IN THE NORTH-SOUTH DIRECTION THAN
THE ORIGINAL MAP INDICATES. THIS PRACTICE IS KNOWN AS THE REMNANT RULE. THE REMNANT RULE IS TYPICALLY ONLY APPLIED
TO LOTS THAT WERE DESIGNED TO BE REMNANT LOTS AND WERE LEFT WITHOUT DIMENSIONS (IN THE DIRECTION OF UNCERTAINTY)
ON THE ORIGINAL MAPS OR PLATS THAT THEY APPEARED ON. WHEN THIS PRACTICE WAS APPLIED TO THE SUBJECT PROPERTY IT
WAS DISCOVERED THAT A SHED AND THE HOUSE BUILT UPON THE PROPERTY SOUTH OF THE SUBJECT PROPERTY WERE
ENCROACHING ONTO THE SUBJECT PROPERTY. THE FENCE LINE AND POSITION OF THE HOUSES ON THE SUBJECT PROPERTY AND
THE SOUTH ADJACENT PROPERTY SUGGEST THAT THE DIVISION LINE BETWEEN LOTS 75 AND 56, AS SHOWN ON THE VALLEY
HOMES MAP, IS MORE APPROPRIATELY PLACED BY PROPORTIONING THE DISTANCE FROM THE CENTERLINE OF ALDER STREET AS
OPPOSED TO FOLLOWING THE PRECEDENT OF USING THE REMNANT RULE FOR THIS BLOCK. WHEN THE LINE BETWEEN LOTS 56
AND 75 IS PROPORTIONED THE HOUSE ON THE SOUTH ADJACENT PROPERTY (BUILT IN 1910) IS NO LONGER ENCROACHING AND
THE SHED IS ENCROACHING BY LESS THAN A FOOT. THIS IS FAR LESS PUNITIVE FOR THE SOUTH ADJACENT PROPERTY THAN
HOLDING THE RECORD DISTANCE FROM THE CENTERLINE OF ALDER STREET WOULD BE. THERE ARE NO MAJOR IMPROVEMENTS ON
THE NORTH ADJACENT PROPERTY THAT WILL BE AFFECTED BY THE PROPORTIONING OF THE LOTS OTHER THAN THE FENCE WHICH
ENCROACHES EITHER WAY.

RECORD DOCUMENTS

- (R1) PLAT TITLED "MAP OF THE VALLEY HOMES NEAR WALLA WALLA, W.T." RECORDED IN PLAT VOLUME A AT PAGE 81,
RECORDS OF WALLA WALLA COUNTY, DATED JULY 1, 1881.
- (R2) STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 2015-11019 IN WALLA WALLA COUNTY, STATE OF
WASHINGTON.
- (R3) SURVEY TITLED "A BOUNDARY LINE ADJUSTMENT IN THE NW 1/4 OF THE SW 1/4 OF S. 22, TWP. 7 NORTH, RNG. 36 EAST,
W.M., WALLA WALLA COUNTY WASHINGTON" RECORDED AS AUDITORS'D FILE NO. 1998-14172 IN WALLA WALLA COUNTY, STATE
OF WASHINGTON.
- (R4) SHORT PLAT TITLED "KEYSER SHORT PLAT" RECORDED AS AUDITOR'S FILE NO. 2004-12834 IN SHORT PLAT BOOK 4 AT
PAGE 155 IN WALLA WALLA COUNTY, STATE OF WASHINGTON.
- (R5) SURVEY TITLED "RECORD OF SURVEY FOR DONAHUE/ROUNTREE BOUNDARY LINE ADJUSTMENT" RECORDED AS AUDITOR'S
FILE NO. 2017-08413 IN SURVEY BOOK 13 AT PAGE 53 IN WALLA WALLA COUNTY, STATE OF WASHINGTON.
- (R6) SURVEY TITLED "RECORD OF SURVEY FOR MIKE NELSON - 226 BROCK STREET" RECORDED AS AUDITOR'S FILE NO.
2018-04759 IN SURVEY BOOK 13 AT PAGE 92 IN WALLA WALLA COUNTY , STATE OF WASHINGTON.
- (R7) STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 1982-01626 IN DEED BOOK 131 AT PAGE 2192 IN WALLA
WALLA COUNTY, STATE OF WASHINGTON.
- (R8) STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 1994-03547 IN DEED BOOK 217 AT PAGE 1742 IN WALLA
WALLA COUNTY, STATE OF WASHINGTON.
- (R9) STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 1984-02561 IN DEED BOOK 143 AT PAGE 705 IN WALLA
WALLA COUNTY, STATE OF WASHINGTON.
- (R10) DEED OF ESTATE ADMINISTRATOR RECORDED AS AUDITOR'S FILE NO. 2018-07631 ON SEPTEMBER 13, 2018 IN WALLA
WALLA COUNTY, STATE OF WASHINGTON.



 <div>PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</div>	CLIENT: 519 DESIGN BUILD		PROJECT NO.: 67559.000
	SURVEYOR: GREG E. FLOWERS		DATE: 9/21/2021
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